

Statement of Common Ground: Chidswell Allocation (MX1905)

Key Information:

Site Details	
Site Reference	MX1905
Location/Address	Land east of, 932-1110 Leeds Road, Shaw Cross/Woodkirk, Dewsbury
Gross site Area	120.78
Net Site Area	114.59
Indicative Capacity	1,535 dwellings and 122,500 square metres of employment during the local plan period.
Adjoining sites?	Two separate adjoining allocated sites including: <ul style="list-style-type: none">• MX3394 – Lees House Farm, Leeds Road, Dewsbury• H559 – Land to the east of Leeds Road, Chidswell

The Church Commissioners for England is promoting this strategic mixed use site through the Kirklees Local Plan. Evidence has been submitted in support of this site to demonstrate the site's availability, suitability, achievability and therefore deliverability in accordance with the NPPF and PPG.

Planning Application and First Phase of Delivery

On the basis that the site is released from the Green Belt and allocated for development, following the adoption of the Kirklees Local Plan, the Church Commissioners would submit one outline planning application for the development of this site in 2018.

Allowing for the lead in times for the preparation and determination of a planning application(s), as well as the potential subsequent disposal and redevelopment of the site, it is envisaged that the delivery of housing is likely to commence during the 2019/20 build year.

Availability

The Church Commissioners for England control the Land east of, 932-1110 Leeds Road, Shaw Cross/Woodkirk, Dewsbury. Therefore, there is only one landowner for the delivery of the 1,535 homes and 122,500 square metres (35 hectares) of employment land as part of a sustainable urban extension.

The entire site is currently designated as Green Belt in the Kirklees Unitary Development Plan. However, its proposed release from the Green Belt and allocation for development in the emerging Kirklees Local Plan, makes this a deliverable site (i.e. development in the first 5 years of the plan), as well as a developable site throughout the rest of the Plan period to 2030/31.

Anticipated Residential Build Rate

Given the scale of the site, we anticipate the site being delivered through a number of sales outlets and each coming forward at a rate of up to 50 units per annum (i.e. 150 dwellings per year when all outlets are open).

We consider that it is reasonable for the development to commence in 2019/20. Based on the proposed scheme, and the assumptions above, we anticipate that the scheme could deliver 1,535 homes by the end of the Local Plan period.

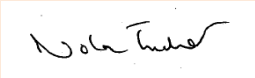
YEAR	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Annual Delivery	0	0	0	35	70	125	125	145	145	150	150	150	150	150	140
Cumulative Delivery	0	0	0	35	105	230	355	500	645	795	945	1095	1245	1395	1535

- Written evidence from landowner/developers
 - Delivery Statement – May 2017
 - Indicative Masterplan - November 2016
 - Socio Economic Impact Assessment – December 2016
 - Extended Phase 1 Habitat Survey Report – December 2016
 - Interim Transport Assessment – August 2016
 - Interim Transport Assessment Scoping Note – April 2016
 - Masterplan Options – January 2016
 - Employment Market Update – May 2015
 - Landscape and Visual Appraisal of JTP Masterplan- April 2015

Signatures

This Statement of Common Ground has been prepared, agreed and signed.

WYG (on behalf of The Church Commissioners for England)

Name	Signature	Date
Nolan Tucker		7 th September 2017